

1-1-74

WARRANTY DEED

MTK-73891W
 KNOW ALL MEN BY THESE PRESENTS, That JOHN R. WELLS and MARIE E. WELLS, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LELAND D. HON

, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lots 13 and 14, Block 8, WINEMA PENINSULA UNIT NO. 2, in the County of Klamath, State of Oregon.

SUBJECT, however, to the following:

1. An easement created by instrument, including the terms and provisions thereof,
 Recorded : February 27, 1959 Book: 310 Page: 175
 In Favor Of : Klamath Telephone & Telegraph Company
 For : Telephone lines

2. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Winema Peninsula No. 2.

(for continuation, see reverse side)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed,

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$19,000.00

①However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). ① (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 5TH day of APRIL, 1982; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

John R. Wells
 John R. Wells

Marie E. Wells
 Marie E. Wells

STATE OF OREGON,)
 County of Klamath) ss.
 APRIL 5, 1982.

STATE OF OREGON, County of) ss.
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Personally appeared and

who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

Personally appeared the above named John R. Wells and Marie E. Wells

and acknowledged the foregoing instrument to be their voluntary act and deed.

, a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

John A. Kalita

Notary Public for Oregon

My commission expires: JULY 16, 1984

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

John R. & Marie E. Wells
 P.O. Box 443
 Chiloquin, OR 97624
 GRANTOR'S NAME AND ADDRESS

Leland D. Hon
 P.O. Box 703
 Chiloquin, OR 97624
 GRANTEE'S NAME AND ADDRESS

After recording return to:

PATRICK & PAMELA EGAN
 109 AZEO COURT
 LINCOLN, CA 95648
 NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Same, no change

STATE OF OREGON,)

County of) ss.

I certify that the within instrument was received for record on the day of , 19, at o'clock M., and recorded in book/reel/volume No. on page or as document/tee/file/instrument/microfilm No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME TITLE

By Deputy

SPACE RESERVED
 FOR
 RECORDER'S USE

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(continued from front side)

3. Set back provisions as delineated on the recorded plat, 25 foot along all side and back lot lines.
4. Utility easements as delineated on the recorded plat along all back and side lot lines.